

ORDINANCE NO. 000323-93

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

TWENTY-SEVEN TRACTS OF LAND OUT OF VARIOUS SURVEYS AND SUBDIVISIONS GENERALLY KNOWN AS CIRCLE C RANCH, SPILLAR RANCH AND PFLUGER RANCH, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO VARIOUS ZONING DISTRICTS AS DESCRIBED IN THIS ORDINANCE, LOCALLY KNOWN AS THE PROPERTIES LOCATED IN THE CITY OF AUSTIN, TRAVIS AND HAYS COUNTIES, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in File C14-00-2035, as follows:

Tract 1: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district.

A 3.6 acre tract of land, more or less, out of the J. Williams Survey 62, Abstract 788 and S. Hamilton Survey 16, Abstract 340, in Travis County, Texas, the tract of land located at the northeast corner of Slaughter Lane West and Barstow Avenue;

Tract 2A: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district.

A 6.3 acre tract of land, more or less, out of the J. Williams Survey 62, Abstract 788, in Travis County, Texas, the tract of land located at the northwest corner of Slaughter Lane West and Barstow Avenue;

Tract 2B: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district.

A 20.3 acre tract of land, more or less, out of the J. Williams Survey 62, Abstract 788, in Travis County, Texas, the tract of land located south of the future extension of Davis Lane, west of Clairmont Drive, north and east of Colberg Drive and north of the terminus of Barstow Avenue north of Ruxton Lane;

Tract 3: From Interim Rural Residence (I-RR) district to Rural Residence (RR) district.

A 4.4 acre tract of land, more or less, located southwest of the intersection of Slaughter Lane West and Brodie Lane in Travis County, Texas;

Tract 4: From Interim Rural Residence (I-RR) district to Limited Office-Conditional Overlay (LO-CO) combining district.

A 5.7 acre tract of land, more or less, consisting of Lots 125B and 125C, Block RR, Circle C Ranch Phase B Section 8A Subdivision in Travis County, Texas, the tract of land located at 5827 La Crosse Avenue;

Tracts 5, 6, 7, 8B, 8C, 8D, and 9: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district for Tracts 5, 6, 7, 8C and 9, Community Commercial-Conditional Overlay (GR-CO) combining district for Tract 8B and Rural Residence district (RR) for Tract 8D.

A 54.4 acre tract of land, more or less, (Tract 5), a 217 acre tract of land, more or less, (Tract 6), a 69.8 acre tract of land, more or less, (Tract 7), a 5.0 acre tract of land, more or less, (Tract 8B), a 205 acre tract of land, more or less, (Tract 8C) a 5.0 acre tract of land, more or less, (Tract 8D) and a 137.7 acre tract of land, more or less, (Tract 9), being a portion of a 695 acre tract of land, more or less, out of the T. Brite Survey 65, Abstract 98, C. Stevens Survey 63, Abstract 740, J. Burleson Survey 64, Abstract 113, J. Williams Survey 62, Abstract 788, S. Hamilton Survey 16, Abstract 340 and other surveys in Travis County, Texas, the tract of land located north of State Highway 45, east of F.M. 1826 and west of the subdivisions known as Circle C Ranch, Phase B, Sections 1 and 2, and The Hielscher Sections 1 and 2 Subdivision;

Tract 8A: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district.

A 21.0 acre tract of land, more or less, out of the T. Brite Survey 65, Abstract 98, and C. Stevens Survey 63, Abstract 740, in Travis County, Texas, the tract of land located southwest of the terminus of Escarpment Boulevard, south of the subdivision known as Circle C Ranch, Phase B Section 11 and east of the subdivision known as The Hielscher Section 1 Subdivision;

Tract 10: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district.

A 48.8 acre tract of land, more or less, out of the T. Brite Survey 65, Abstract 98, C. Stevens Survey 63, Abstract 740, and other surveys in Travis County, Texas, the tract of land located north of Slaughter Lane West, approximately 1,400 feet (0.27 miles) east of F.M. 1826;

Tracts 11A and 11B: From Interim Rural Residence (I-RR) district to Neighborhood Commercial-Conditional Overlay (LR-CO) combining district for Tract 11A, and Community Commercial-Mixed Use-Conditional Overlay (GR-MU-CO) combining district for Tract 11B.

A 4.2 acre tract of land, more or less, (Tract 11A) and a 18.8 acre tract of land, more or less, (Tract 11B) being a portion of a 695 acre tract of land, more or less, out of the T. Brite Survey 65, Abstract 98, C. Stevens Survey 63, Abstract 740, and other surveys in Travis County, Texas, the tract of land located south of Slaughter Lane West, approximately 3,600 feet (0.68 miles) east of F.M. 1826;

Tracts 12A, 12B and 17: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district.

An 80.3 acre tract of land, more or less, (Tract 12A), a 25.8 acres tract of land, more or less, (Tract 12B) and a 5.6 acre tract of land, more or less, (Tract 17), out of the T. Brite Survey 65, Abstract 98, C. Stevens Survey 63, Abstract 740, H.W. Cocke Survey, Abstract 197, and other surveys in Travis County, Texas, the tract of land located south of State Highway 45, approximately 3,200 feet (0.61 miles) west of MoPac Expressway (Loop 1) South;

Tract 13: From Interim Rural Residence (I-RR) district to Community Commercial-Conditional Overlay (GR-CO) combining district.

A 25.414 acre tract of land, more or less, out of the S. Hamilton Survey 163, Abstract 340 in Travis County, Texas, the tract of land located on the northeast corner of State Highway 45 and MoPac Expressway (Loop 1) South;

Tracts 14A, 14B, 15, 16A and 16B: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district for Tracts 15, 16A and 16B and General Office (GO) district for Tracts 14A and 14B.

A 36.35 acre tract of land, more or less, (Tract 14A), a 49.3 acre tract of land, more or less, (Tract 14B), a 60 acre tract of land, more or less, (Tract 15), a 92.5 acre tract of land, more or less, (Tract 16A) and a 117.8 acre tract of land, more or less, (Tract 16B), out of the T. Brite Survey 65, Abstract 98, C. Stevens Survey 63, Abstract 740, in Travis County, Texas, the tract of land located southeast of the terminus of State Highway 45, east of its intersection with MoPac Expressway (Loop 1) South;

Tract 18: From Interim Rural Residence (I-RR) district to Single Family Residence Standard Lot (SF-2) district, Single Family Residence Small Lot (SF-4A) district, Commercial Recreation (CR) district and Commercial-Liquor Sales (CS-1) district.

A 1,084.4 acre tract of land, more or less, comprised of a 190 acre tract, more or less, out of the H.W. Cocke Survey 432, Abstract 197 and other surveys, in Travis County, Texas; and a 900 acre tract, more or less, out of the S.H.W. Cocke Survey, the T.H. Crawford Survey, the H. Crawford Survey the J.S. Arrington Survey, the F.W. Sutor Survey and the J.R. Warrall Survey, in Hays County, Texas, the tracts of land more particularly identified as Parcels A through Q in Exhibit "A" and being located approximately 8,000 feet (1.5 mile) southwest of the intersection of State Highway 45 and MoPac Expressway (Loop 1) South, generally known as the Spillar Ranch;

Tract 19: From Interim Rural Residence (I-RR) district to Rural Residence (RR) district.

A 656.7 acre tract of land, more or less, out of the The T.H. Crawford Survey, the J.E. Crawford Survey, the Sutter Survey, the J.S. Arrington Survey, the G.W. Finley Survey, the James Wells Survey, the El Paso Irrigation Survey Co. Survey, and the S. E. Echols Survey, in Hays County, Texas, the tracts of land located northwest and west of the terminus of Chaparral Road and Spanish Oak Trail and northwest and west of the subdivision known as Allegre Monantial, generally known as the Pfluger Ranch; (the "Property")

in the City of Austin, Travis and Hays Counties, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The property within the boundaries of the conditional overlay combining districts established by this ordinance is subject to the following conditions:

1. A building or structure may not exceed a height of 35 feet above ground level on Tract 4, Tract 8B, and Tract 11A.
2. The following are permitted uses on Tract 8B: Community Recreation (Private) and Day Care Services (Commercial).
3. The following are permitted uses on Tract 11B: Community Recreation (Private), Single Family Residential, Duplex Residential, and Townhouse Residential.
4. Retail use of Tract 13 by a single occupant or group of two or more affiliated occupants may not exceed 100,000 square feet of gross floor area.
5. Development of Tract 13 may not exceed 150,000 square feet of gross floor area.
6. The following are permitted uses on Tract 13 and that portion of Tract 18 that is CS-1-CO district:

Administrative and Business Offices	Art and Craft Studio (limited)
Automotive Repair Services	Automotive Washing (of any type)
Consumer Convenience Services	Consumer Repair Services
Financial Services	Food Sales
General Retail Sales (convenience)	General Retail Sales (general)
Indoor Sports and Recreation	Personal Improvement Services
Medical Office (not exceeding 5000 square feet of gross floor area)	Medical Offices (exceeding 5000 square feet of gross floor area)
Personal Services	Pet Services
Plant Nursery	Restaurant (drive-in, fast food)
Restaurant (limited)	Restaurant (general)
Service Station	Software Development
Communication Service Facilities	Community Recreation (private)
Cultural Services	Daycare Services (commercial)
Daycare Services (general)	Daycare Services (limited)
Family Home	Group Home, Class I (general)
Group Home, Class I (limited)	Group Home, Class II
Guidance Services	Local Utility Services
Private Primary Educational Facilities	Private Secondary Educational Facilities
Public Primary Educational Facilities	Public Secondary Educational Facilities
Professional Office	Religious Assembly

7. The following are additional permitted uses for that portion of Tract 18 that is CS-1-CO district:

Hotel-Motel
Outdoor Sports and Recreation

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 3, 2000.

PASSED AND APPROVED

March 23, 2000

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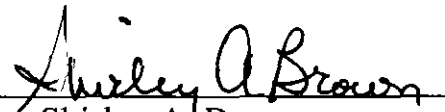
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A



Marilee Engineering Corporation

Spillar Ranch Zoning Map

JOB NO. 97083.10 SCALE: 1" = 200' SHEET: 1 OF 1

[illegible]

NO. 87-000 10-2000 DATE: 3-14-00

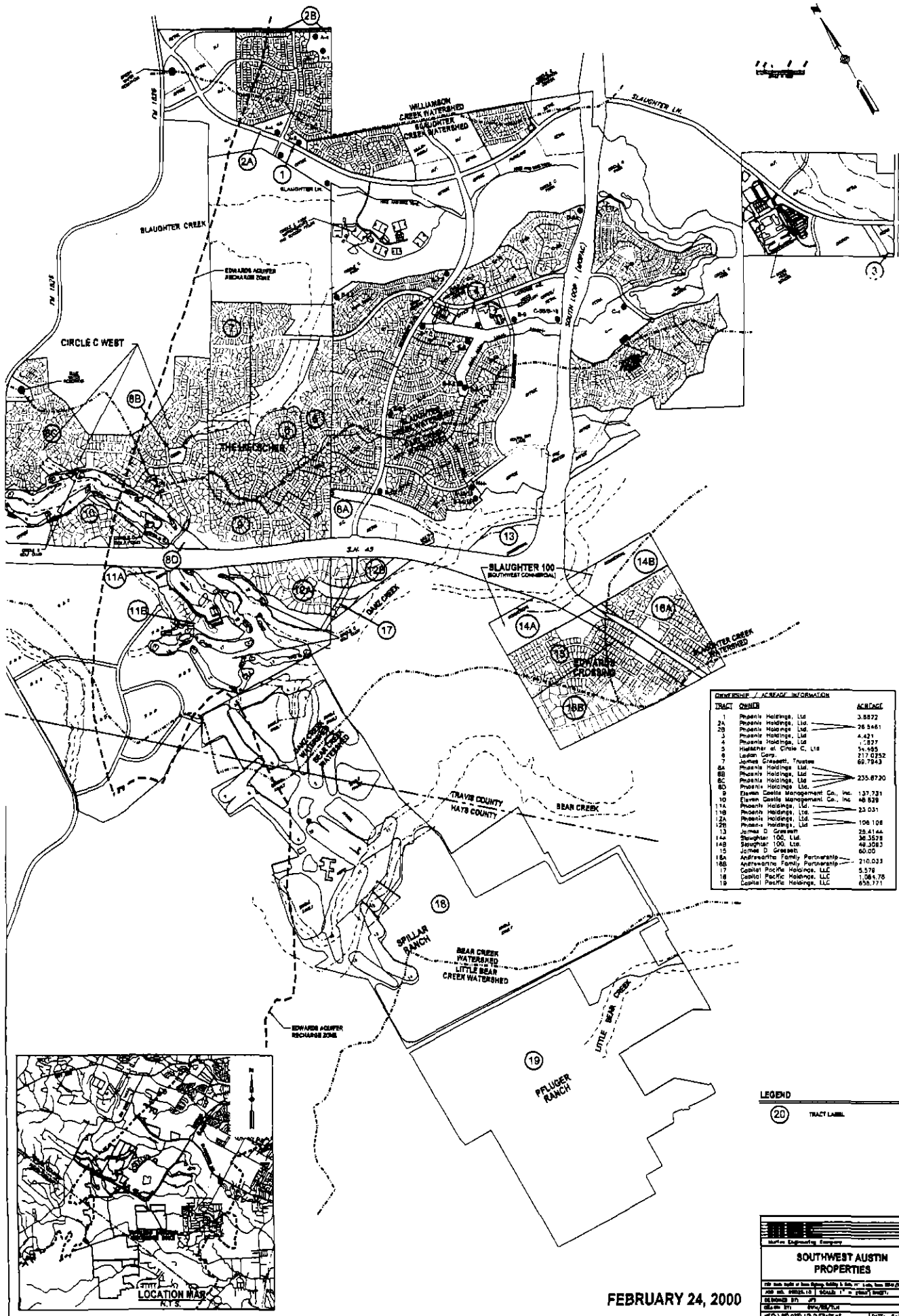


EXHIBIT B

FEBRUARY 24, 2000

SWA
SOUTHWEST AUSTIN
PROPERTIES

THIS MAP WAS PREPARED BY SWA ENGINEERING, INC. FOR THE CITY OF AUSTIN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SWA ENGINEERING, INC.

DATE: 02/24/00
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN